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EXHIBIT "A"

Parcel: 004-311-017 2008-12120

City/Area: Unincorporated

DESCRIPTION:

LOT 124, OF AMENDED MAP OF SUBDIVISION 4086, FILED JULY 25, 1974, MAP BOOK 171, PAGE 36, CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM:

- 1- THE UNDIVIDED 1/2 INTEREST "IN AND TO ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS OF EVERY KIND AND NATURE", GRANTED IN THE DEED TO FRANK A. WEST, ET AL, RECORDED DECEMBER 21, 1962, BOOK 4268, OFFICIAL RECORDS, PAGE 334, -NOT EXCEPTING, HOWEVER, THE INTEREST IN THAT PORTION THEREOF "LYING WITHIN 500 FEET OF THE SURFACE", GRANTED IN THE DEED TO BIXLAND CORPORATION, RECORDED JANUARY 22, 1969, BOOK 5796, OFFICIAL RECORDS, PAGE 446.
- 2- THE UNDIVIDED 1/4 INTEREST "IN AND TO ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS", RESERVED IN THE DEED FROM FRED PEZZI, ET AL, RECORDED NOVEMBER 2, 1965, BOOK 4985, OFFICIAL RECORDS, PAGE 351, -NOT EXCEPTING HOWEVER, THE INTEREST IN THAT PORTION THEREOF "LYING WITHIN 500 FEET OF THE SURFACE", GRANTED IN THE DEED TO BIXLAND CORPORATION, RECORDED JANUARY 22, 1969, BOOK 5796, OFFICIAL RECORDS, PAGE 446.
- 3- ALL OIL, GAS, MINERALS OR OTHER HYDROCARBONS LOCATED MORE THAN 500 FEET BENEATH THE SURFACE OF THE EARTH WITHOUT ANY RIGHTS OF SURFACE ENTRY WHATSOEVER FOR THE PURPOSES OF EXTRACTING OR TRANSPORTING SUCH OIL, GAS, MINERALS OR HYDROCARBONS, AS RESERVED IN THE DEED BY DOMINION PROPERTIES, INC., A CALIFORNIA CORPORATION, RECORDED MAY 23, 1977, IN BOOK 8342, PAGE 125, OFFICIAL RECORDS, SERIES NO. 67269.